

## 3 Bedroom House for Sale in Famagusta District

Three Bedroom Detached Villa For Sale in Ayia Napa ☐☐ New to the market this well presented detached villa is located in a small quite the cul-de-sac no more than 5 minutes drive from the town center where you will find all shops, bars and restaurants. Also only a short walking distance to the most beautiful and famous Nissi beach and easy access to the highways leading to all major towns including Larnaca and Paralimni. ☐☐ On the ground floor the property comprises of an open plan fully fitted kitchen and dining area with 2 sets of patio doors leading on to the side and rear verandas. Also on the ground floor you will find a cosy open plan lounge and guest WC. From the 1...



### Property Info

### Plot / Area Info

### Additional info

Covered Area

**123**

Plot area

**390**

Reference Number

**epcc4810**

Property type

**House**

Condition

**Pre-Owned**

Bathrooms

**3**

### Amenities

### Location

Region: **Famagusta**

Coordinates: **34.98618 / 34.0034**

## Price: €399 950 + VAT

VAT for this property is **€19,998** or **€75,991**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€12 598.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 252.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

Registration number	<b>845</b>	Email	<b>info@cyprusemerald.com</b>
License number	<b>329/E</b>	Legal name	<b>N/A</b>
Phone: +35723080080			

## Price change history

€399 950 on Feb 5, 2025















